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INTRODUCTION

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General

John Catlin & Associates / Architects, Inc. was retained by the Town of Needham to assess the site, design options and costs for expanding and renovating the Morse Bradley House at Ridge Hill Reservation and associated site work for a new Senior Center. The designer was contracted to develop a space needs program and pre-schematic design in addition to assisting the Town establish a boundary for a land Transfer Area of land to be transferred from Conservation Commission to the Town.

Methodology

Existing Conditions

An assessment of the site and existing building was performed to identify any physical assets and constraints that might influence the expansion of the building, parking area and utility infrastructure improvements. The process involved Conservation Commission input and agreement.

Program Development

The program development process involved a review of a preliminary program list, a review of current space usage and current services and activities, and a discussion of potential future needs. The final program was established within the context of the constraints of the existing site and building.

A program list (fig. 5.1), graphic program (fig. 5.2), and organizational diagram (fig. 5.3) illustrating ideal program adjacencies and orientation were studied throughout the program development process. (See Appendix C for existing senior center program and progress programs.)

Design Alternatives

Various site development scenarios were investigated to balance programmatic needs and Conservation Commission concerns. See Appendix D for iterations of Transfer Area.

Pre-Schematic Design

The final chapter includes a design narrative, a building code analysis, pre-schematic plans and elevations of the preferred design alternative, a scope of work narrative and a pre-schematic-level cost estimate for future budgeting purposes.